

**FRANKLIN HISTORIC ZONING COMMISSION
MINUTES
January 12, 2015**

The Franklin Historic Zoning Commission held its regular scheduled meeting on Monday, January 12, 2015, at 5:00 pm in the City Hall Boardroom at 109 Third Avenue South.

Members Present: Chairwoman Susan Besser
 Kate Reynolds, arrived 5:04 and left at 6:35
 Mel Thompson
 Lisa Marquardt
 Mike Hathaway
 Rusty Womack, arrived 5:04
 Trisha Nesbitt

Staff Present: Amanda Hall, Planning & Sustainability Department
 Susan Coleman, Planning & Sustainability Department
 Kristen Corn, Law Department
 Steve Haynes, Building and Neighborhood Services Department
 Randy Tosh, Building and Neighborhood Services Department

Chairwoman Besser called to order the January 12, 2015, Historic Zoning Commission meeting at 5:02 p.m.

**Item 1:
Minutes: October 13, 2014**

Mr. Hathaway moved to approve the October minutes. Ms. Nesbitt seconded the motion, and the motion passed 5-0.

**Item 2:
November 10, 2014**

Mr. Hathaway moved to approve the October minutes. Ms. Nesbitt seconded the motion, and the motion passed 5-0.

**Item 3:
December 12, 2014**

Not available to review due to technical difficulties.

**Item 4:
Citizens Comments on Items Not on the Agenda**
Open for Franklin citizens to be heard on items not included on this Agenda. As provided by law, the Historic Zoning Commission shall make no decisions or consideration of action of citizen comments, except to refer the matter to the Planning Director for administrative consideration, or to schedule the matter for Historic Zoning Commission consideration at a later date.

No one requested to speak.

Item 5:**Consideration of Awnings at 438 Main St.; David Drake, Applicant.**

Ms. Hall stated the applicant is requesting a Certificate of Appropriateness (COA) for the placement of two open-ended shed awnings over the sidewalk area of the 5th Ave. N. façade of the building, which are intended to cover no window or door openings but to serve as shelter for the existing outdoor café seating. Ms. Hall stated the applicant appeared before the Design Review Committee to discuss the proposal at its November 21, 2014 meeting. Ms. Hall explained the Historic Zoning Commission deferred this portion of the item at its December 8, 2014, meeting for additional discussion and the item has not appeared at any additional Design Review Committee meetings. Ms. Hall stated Staff recommends **denial** of the proposed **building façade awning or canopy placement** with the following:

1. The *Guidelines* recommend that awning “should cover only the storefront display windows or transoms and fit their openings” (p.96, #4). As such, the proposed placement of an awning or canopy along a façade plane devoid of fenestration is not consistent with the *Guidelines*. Awnings and canopies are recommend for placement at storefronts only.
2. If issued a COA, the application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit.
3. If issued a COA, any additional changes and/or proposed changes to the HZC-approved plans must be returned to the HZC for review and approval.

Ms. Marge, a representative of Starbucks, stated they were wanting to upgrade the existing awnings on the building and then thought they could add additional awnings for more permanent sun/rain protection and get rid of the umbrellas. Ms. Marge stated there used to be windows down below, and pointed out on projection, but they were bricked over.

Ms. Karen Cochran stated she was owner of the building and would be happy to answer any questions.

Ms. Marquardt stated she understands the rational for the awnings, but the fact it does not cover windows makes it look very odd in comparison to the other businesses.

Mr. Hathaway stated he felt the same way. Mr. Hathaway stated he has seen murals done in the past.

Ms. Nesbitt stated this is directly against the guidelines.

Ms. Reynolds stated she could not support as presented and stated she liked the mural idea.

Mr. Thompson moved that the Franklin Historic Zoning Commission deny issuance of a Certificate of Appropriateness for Project PL #5736 for the placement of the building façade awnings with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated January 12, 2015. Ms. Reynolds seconded the motion, and the motion passed 7-0.

Item 6:**Consideration of Rooftop Addition and Alterations (Windows) at 334 Main St.; Matt Taylor, Applicant.**

Ms. Hall stated the applicant is requesting a Certificate of Appropriateness (COA) for the construction of a small, enclosed rooftop addition onto the building located at 334 Main St. in order to house a code-required egress stair and additionally, the applicant is requesting the conversion of an existing rear window into an egress door on the alley elevation of the building as well as the placement of three new aluminum storefront windows into the existing roof top wall to allow light into the second floor. Ms. Hall

noted the applicant appeared before the Design Review Committee to discuss the proposal at its December 15, 2014 meeting. Ms. Hall stated Staff recommends approval with conditions of the proposed rooftop addition and rear window alterations with the following:

1. As a condition of approval, the new rear door must consist of a single-light glass-and-wood style or other historically appropriate style for consistency with the *Guidelines*. Specifications must be submitted to staff for review and approval prior to issuance of a building permit.
2. Staff requests the Historic Zoning Commission to direct the applicant to submit window specifications to staff for review and approval in light of the *Guidelines* prior to issuance of a COA.
3. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit, and any additional changes and/or proposed changes to HZC-approved plans must be returned to the HZC for review and approval.

Mr. Taylor stated they were happy to hear Ms. Hall's approval, but they would like to bring up they proposed a solid hollow metal door due to a dumpster being about 15-feet in front of the door and they proposed this door due to safety reasons.

Chairwoman Besser requested to know if there were any citizen comments and no one requested to speak.

Ms. Marquardt stated the rational pointed out for door makes sense.

Mr. Hathaway stated he agreed and moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #5759 for the proposed rooftop addition and rear window alterations with staff's comments with the exception of the rear door being allowed to be a hollow metal door, in accordance with the *Franklin Historic District Design Guidelines* and based on the staff report and recommendation dated January 12, 2015. Mr. Thompson seconded the motion, and the motion passed 7-0.

Item 7:

Consideration of Demolition (Deck Removal) and Addition (Covered Deck) at 238 Myles Manor Ct.; Keith Rice, Applicant.

Ms. Hall stated the applicant is requesting a Certificate of Appropriateness (COA) for the removal of an existing deck area at the rear of the home located at 238 Myles Manor Ct. and additionally, the applicant is requesting a COA for the construction of a covered porch with deck area at the same location of the deck proposed for demolition. Ms. Hall stated Staff recommends approval with conditions of the proposed demolition of the existing deck and the construction of a new covered deck with the following:

1. Staff recommends that the Historic Zoning Commission direct the applicant to submit porch railing and shutter specifications/materials to staff for review and approval in light of the *Guidelines* prior to issuance of a COA.
2. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit. Any additional changes and/or proposed changes to the HZC-approved plans must be returned to the HZC for review and approval.
3. A scaled set of elevations notating the following must be submitted to the Preservation Planner prior to issuance of a building permit:
 - overall building height for house versus covered porch structure; and
 - all approved building materials.

Mr. Rice stated he had no comments but that he brought material samples to pass around. Mr. Rice stated the shutters are actually cedar.

Chairwoman Besser requested to know if any citizen comments, and no one requested to speak.

Ms. Marquardt move that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #5760 for the proposed demolition of the existing deck and construction of a covered porch & deck with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated January 12, 2015. Ms. Nesbitt seconded the motion, and the motion passed 7-0.

Item 8:

Consideration of Alterations to Previously-Approved Construction (Principal) and New Construction (Accessory) at 126 Harlinsdale Ct. (Lot 5); Doug & Tamela Swanson, Applicants.

Ms. Hall stated the applicants are requesting a Certificate of Appropriateness (COA) for alterations to the previously-approved principal structure construction of a single-family residence with porte cochere at 126 Harlinsdale Ct. (Lot 5 Harlinsdale Manor). Ms. Halls stated the new construction was approved with conditions by the Historic Zoning Commission at its November 10, 2014 meeting. Proposed alterations to the previously-approved plan include the following:

- Change in overall originally-approved architectural style to Gothic Revival influence, resulting in material, detailing, and roofline alterations
- Removal of previously-approved porte cochere
- Alteration in overall building scale from 1 ½ story to 2-story
- Reduction in overall originally-approved building height from 34'-9" to 34'-3"
- Reduction in originally-approved building footprint (including porches) from 4,526 sq. ft. to 4,247 sq. ft. (approx. 6.2%)

Ms. Hall stated additionally, the applicants are seeking a COA for the construction of a detached accessory on the lot and the Historic Zoning Commission deferred review of a previous accessory structure proposal for this site at its November 10, 2014 meeting. Ms. Hall noted this portion of the item appeared before the Design Review Committee for discussion at its November 17, 2014 meeting. Ms. Hall stated Staff recommends approval with conditions of the proposed **alterations to the previously-approved principal structure and new construction of the accessory structure** with the following:

1. As a condition of approval, any deviation from the overall height (34'-3" for principal and 28'-8 ¼" for the accessory structure), foundation height, finished floor elevation, or siting of the structure as presented within this application, due to grading or otherwise, must be submitted to the Preservation Planner or Planning Director for review and approval prior to construction.
2. As a condition of approval, metal roofing specifications must be submitted to the Preservation Planner for review and approval prior to issuance of a building permit.
3. As a condition of approval, garage door specifications must be submitted to the Preservation Planner for review and approval prior to issuance of a building permit.
4. The application must met all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit. Foundation height surveys may be required at the time of building permit review to ensure compatibility with the height and massing conditions set forth within the project's corresponding Certificate of Appropriateness. Any additional changes and/or proposed changes to the HZC-approved plans must be returned to the HZC for review and approval.
5. A scaled set of elevations notating the following must be submitted to the Preservation Planner prior to issuance of a building permit:
 - Finished floor elevation;
 - Overall building height for both structures;

- Foundation height with proposed/conceptual grading from front property line to foundation of house, and proposed/conceptual grading along the front façade of the house (if such information cannot be provided, foundation height details should be given for the largest and smallest foundation heights envisioned for the site); and
- All approved building materials, including porch steps.

Mr. Quirk stated there are a couple of things in Ms. Hall's report he would like to address. Mr. Quirk stated on the application he had mentioned shingles, but the roof will be all metal. Mr. Quirk stated the applicants proposed to him last week was their concern of backing up to a flood plain and would like to raise the foundation 3-1/2' above grade and would then require rails. Mr. Quirk stated he had drawings if the commission wanted to see them.

Ms. Nesbitt stated it would be raised fifteen inches from what is shown on the drawings.

Chairwoman Besser stated yes.

Mr. Womack stated Ms. Nesbitt could imagine two more steps with rails.

Ms. Nesbitt questioned the relation to this with the homes in the area.

Ms. Hall stated there are a couple of houses built on this street that have significant foundation height due to being on critical slope lots and then there are some smaller ones.

Ms. Marquardt stated she understands the homeowners' concern and this design is not a significant change.

Ms. Reynolds asked if lot 6 and lot 4 have not been built correctly.

Mr. Quirk stated they are correct.

Ms. Reynolds stated her concern stems from no homes on lot 6 & 4.

Ms. Nesbitt stated she would like to move to defer the whole application due to the last-minute addition of the extra height level.

Mr. Hathaway stated we could approve as presented and bring back the extra foundation height request.

Ms. Nesbitt moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #5761 for the proposed alterations to the previously-approved principal structure construction and new construction of the accessory structure with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated January 12, 2015. Mr. Hathaway seconded the motion, and the motion passed 7-0.

Chairwoman Besser requested to know if there were citizen comments, and no one requested to speak.

Item 9:

Consideration of Partial Demolition, Additions, & Alterations (Principal) at 158 Franklin Rd.; Steve Gilbert, Applicant.

Ms. Hall stated the applicant is requesting a Certificate of Appropriateness (COA) for a series of work at 158 Franklin Rd. Ms. Hall stated the proposed scope of work is as follows:

- Alterations to front porch trim work to restore it to its historic appearance;
- Replacement of the existing shingle roofing on the rear and side elevation portions of the house with standing seam metal roofing;
- Alterations to the fenestration pattern at the rear of the structure through the expansion and removal of various window openings and through the placement of additional windows;
- Alteration of existing window opening on the left elevation to return it to its historic appearance;
- Demolition of a ca. 1920 porch from the rear of the house;
- Demolition of a ca. 1920 bathroom addition from the rear of the house;
- Construction of a rear wing addition onto location of existing rear porch proposed for demolition (measuring 320 sq. ft.); and
- Construction of an addition at the right elevation of the house (measuring 580 sq. ft.).

Ms. Hall stated the applicant appeared before the Design Review Committee (DRC) to discuss the proposal at its October 20, 2014 meeting and the item appeared before the Historic Zoning Commission at its November 10, 2014 meeting, and the item was deferred to the November 21, 2014 DRC for additional discussion. Ms. Hall stated the item was deferred by the Historic Zoning Commission at its December 8, 2014 meeting for more information.

Ms. Hall stated Staff recommends approval with conditions of the proposed alterations to the front porch; the roofing replacement; the placement of entirely new window openings on the rear elevation plane; the partial demolition of the building through removal of the rear bathroom and porch additions; the right elevation addition; and the rear left wing addition with the following:

1. The proposed porch alterations are consistent with the *Guidelines*. The proposed architectural detailing is original to the building, as substantiated by historic documentation. Staff recommends that the Historic Zoning Commission direct the applicant to submit information for staff review that meet the *Guidelines* related to the porch materials prior to issuance of a COA.
2. The proposed roofing material replacement is consistent with the *Guidelines*.
3. The *Guidelines* recommend against the placement of new window openings to primary or readily visible secondary elevations (p.86, #3). The proposed windows for placement on the rear addition building plane only (not the courtyard side of the left wing) are new and will have no visibility from the street.
4. The alteration of the left wing window to match its historic appearance and the appearance of the adjacent windows as evident by the building materials is entirely appropriate.
5. The rear bathroom addition does not appear to possess any architectural significance to the original portion of the residence. The applicant, an architect, has previously provided a report that addresses several valid structural concerns specific to the rear porch structure, which is a criteria by which demolition may be considered. The application must meet all of the requirements of the Building and Neighborhood Services Department prior to issuance of a demolition permit, and the areas must be satisfactorily documented inside and out with photographs and submitted to staff for the Commission records.
6. The right elevation and left wing additions are mostly consistent with the *Guidelines*, as they read as a compatible yet clearly contemporary additions to the historic residence.
 - As a condition of approval to ensure compatible scale proportionality with the existing residence as recommended by the *Guidelines*, the right elevation addition roof ridge cannot exceed the height of the existing house's lowest eave line.
 - As a condition of approval to ensure detail and form compatibility as recommended by the *Guidelines*, the foundation detailing must be consistent in height throughout both

additions to be compatible with that of the existing house. As such, any foundation height exaggerations underneath addition windows should be removed.

7. All windows must be wood in material and of a historically appropriate profile and dimension. Window specifications must be submitted to the Preservation Planner for review and approval prior to issuance of a COA.
8. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit.
 - Foundation height surveys may be required at the time of building permit review to ensure compatibility with the height and massing conditions set forth within the project's corresponding Certificate of Appropriateness.
 - Any additional changes and/or proposed changes to HZC-approved plans must be returned to the HZC for review and approval.
 - Unless approved otherwise by the Historic Zoning Commission, the addition designs must include an 18" masonry base in accordance with the Franklin Zoning Ordinance.
 - Any deviation from the overall height, finished floor elevation, or siting of the additions as presented within this application, due to grading or otherwise, must be submitted to the Preservation Planner or the Planning Director for review and approval prior to construction.
9. A scaled set of all elevations notating the following must be submitted to the Preservation Planner prior to issuance of a building permit:
 - all approved building materials, including foundation material and lap reveal;
 - the height of the additions' masonry bases; and
 - the overall height of the addition areas in relation to its existing residence's overall height and eave heights.

Ms. Hall stated Staff recommends denial of the placement of entirely new window openings within the rear elevation plane with the following:

1. The *Guidelines* recommend the preservation and maintenance of original windows and historic window openings and also recommend against the enclosure, reduction, expansion, concealment, and obscuring of historic windows (p.86 & p.86, #1-2). The proposed alteration to the existing historic window configuration at the courtyard side of the left wing through what appears to be the modification of their openings is not consistent with the *Guidelines*.

Mr. Gilbert stated he hoped the drawings and renderings in the latest packet will show the commission that we made adjustments based on your recommendations from previous meetings.

Chairwoman Besser requested to know if anyone in the audience requested to speak on this item, and no one did.

Mr. Womack questioned if Ms. Hall recommended against the board-form foundation finish, or extending up, or both.

Ms. Hall stated extending up.

Mr. Hathaway stated there is openness around the courtyard area and feels he is leaning towards having the applicant change the front northwest elevation, but allow them to do what they want on the backside.

Ms. Hall requested clarification on the left northeast elevation.

Mr. Hathaway stated there is a clearly-defined break and is okay with it and that this is an improvement.

Ms. Reynolds questioned Ms. Hall about the applicant's last application, asking if the addition met the guidelines that shows from Franklin Road.

Ms. Hall stated if it came closer to the front of the house that might be less in keeping with the guidelines and explained the applicant used the furthest point on the right side elevation.

Chairwoman Besser stated she was still struggling with this due to a very contemporary feel.

Discussion ensued on windows back and forth.

Ms. Marquardt requested to know why they wanted to get rid of the existing windows.

Mr. Gilbert stated believes originally this was a screened porch, and in the 60s or 70s, it was enclosed to create an interior space. Mr. Gilbert stated they are proposing to keep the width of the windows the same and lower the sill of the window to floor level to take back to the feel of a screened porch.

Mr. Hathaway moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #4709 as submitted with staff's comments, with the exception of the connector on the front elevation to the new addition be more of a solid connector with a punched opening and the windows be either double hung, one over one, or with appropriate mutton pattern to be consistent with the existing house. Mr. Thompson seconded the motion.

Mr. Womack suggested Mr. Hathaway amend his motion concerning the foundation under the window.

Mr. Hathaway moved to amend his motion to include that the foundation under the front window on the addition be consistent across and not pop up. Mr. Thompson seconded the amendment, and it passed.

With the main motion made and amended, it passed with Chairwoman Besser voting no (6-1).

Mr. Hathaway moved to approve the window alterations as submitted. Ms. Reynolds seconded the motion, and the motion passed (7-0).

Item 10:

Consideration of New Construction at 1028 Benelli Park Ct. (Lot 9); Doug Majors, Applicant.

Ms. Hall stated the applicants are requesting a Certificate of Appropriateness (COA) for the construction of a 2-story single family residence with attached garage at 1028 Benelli Park Ct. (Lot 9 Benelli Park). Ms. Hall stated the item appeared before the Design Review Committee for discussion at its November 17, 2014 and December 15, 2014 meetings. Ms. Hall stated Staff recommends approval with conditions of the proposed new construction of the principal structure with attached garage with the following:

1. The applicant must provide additional information about the foundation height/finished floor elevation proposed for the structure. The foundation height must be consistent with that of adjacent structures.
2. As a condition of approval, any deviation from the overall height proposed (32'), foundation height, or finished floor elevation as approved within this application, due to grading or otherwise, must be submitted to the Preservation Planner or the Planning Director for review and approval prior to construction.
3. All windows must be wood and consist of a historic profile and dimension. As a condition of approval, window and garage door specifications must be submitted to the Preservation Planner for review and approval prior to issuance of a building permit.

4. As a condition of approval, brick soldiers must not be utilized over any windows on non-brick façade planes. This includes all upper-story windows and some lower-story windows.
5. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit. Foundation height surveys may be required at the time of building permit review to ensure compatibility with the height and massing conditions set forth within the project's corresponding Certificate of Appropriateness. Any additional changes and/or proposed changes to the HZC-approved plans must be returned to the HZC for review and approval.
6. A scaled set of elevations notating the following must be submitted to the Preservation Planner prior to issuance of a building permit:
 - Finished floor elevation;
 - Overall building height for the principal structure and attached garage;
 - Foundation height with proposed/conceptual grading along the front property line to the foundation of the house, and proposed/conceptual grading along the front façade of the house (if such information cannot be provided, foundation height details should be given for the largest and smallest foundation heights envisioned for the site); and
 - All approved building materials, including porch steps.

Mr. Majors stated they have been through a couple of DRC meetings, and they think with the feedback from those meetings, they have come up with a plan.

Chairwoman Besser requested to know if anyone in the audience requested to speak on this item, and no one did.

Ms. Marquardt moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #5762 for the proposed principal structure and attached garage construction with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated January 12, 2015. Mr. Womack seconded the motion, and the motion passed 7-0.

Item 11:

Consideration of New Construction at 1005 Benelli Park Ct. (Lot 3); Preston Shea & Chris Goldbeck, Applicants.

Ms. Hall stated the applicants are requesting a Certificate of Appropriateness (COA) for the construction of a 2-story single family residence with attached garage at 1005 Benelli Park Ct. (Lot 3 Benelli Park). Ms. Hall stated the item appeared before the Design Review Committee for discussion at its November 17, 2014 and December 15, 2014 meetings. Ms. Hall stated Staff recommends approval with conditions of the proposed new construction of the principal structure with attached garage with the following:

1. As a condition of approval, the applicants must situate the building another 10-15' back from the property line—not to exceed 30'—in order to lessen the high level of visibility of the left side elevation and help mitigate incongruent massing between the proposed structure and those nearby in the historic district.
2. If the applicants propose to change the building material to consist entirely of cementitious siding (with masonry foundation) in order to assist with lessening of massing perception, staff supports the material change. If material change is proposed by the applicants, the applicants must submit revised plans to the Preservation Planner for review and approval prior to issuance of a building permit.

3. As a condition of approval, any deviation from the overall height proposed (27'-9"), foundation height, or finished floor elevation as presented within this application, due to grading or otherwise, must be submitted to the Preservation Planner or the Planning Director for review and approval prior to construction.
4. As a condition of approval for consistency with the *Guidelines*, the first window on the left side elevation upper-story dormer must be shifted so as not to be situated on the trim of the dormer.
5. All windows must be wood and consist of a historic profile and dimension. As a condition of approval, window and garage door specifications must be submitted to the Preservation Planner for review and approval prior to issuance of a building permit.
6. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit. Foundation height surveys may be required at the time of building permit review to ensure compatibility with the height and massing conditions set forth within the project's corresponding Certificate of Appropriateness. Any additional changes and/or proposed changes to the HZC-approved plans must be returned to the HZC for review and approval.
7. A scaled set of elevations notating the following must be submitted to the Preservation Planner prior to issuance of a building permit:
 - Finished floor elevation;
 - Overall building height for the principal structure and attached garage;
 - Foundation height with proposed/conceptual grading along the front property line to the foundation of the house, and proposed/conceptual grading along the front façade of the house and as well as the left side elevation of the house (if such information cannot be provided, foundation height details should be given for the largest and smallest foundation heights envisioned for the site); and
 - All approved building materials, including porch steps.

Mr. Goldbeck stated he wanted to touch on the dormer window issue and stated this a matter of design and that they would butt them up against a one-by corner board with a little sliver of siding. Mr. Goldbeck stated the builder is happy to get the foundation survey done and the Shanes are happy to push the house back another six feet, but their concern is what it means to the rest of the lots.

Mr. Shea requested clarification of the materials of the home and requested to know if the siding is a suggestion and not a condition of approval. Mr. Shea stated he would argue that multiple materials can help break down forms and make the building not as monolithic.

Mr. Goldbeck requested from Ms. Hall that a condition in the report is windows must be all wood windows and the applicants do not want that.

Ms. Hall stated that the all-siding comment is not a condition of approval, just a consideration, and that windows may possibly be aluminum-clad, but that specifications must be submitted for approval.

Chairwoman Besser requested to know if anyone in the audience requested to speak on this item, and no one did.

Mr. Womack suggested a composite window.

Mr. Hathaway stated he supports the setback as drawn and shown.

Mr. Reynolds suggested maybe if the house was flipped and explained.

Mr. Goldbeck explained the lots on side slope down and toward the right.

After some discussion Mr. Thompson moved to that the Franklin Historic Zoning Commission approve with conditions as stated except for condition one setback, a Certificate of Appropriateness for Project PL #5763 for the proposed principal structure and attached garage construction with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated January 12, 2015. Mr. Hathaway stated he would second with a comment to remove condition four from the main motion. Mr. Womack seconded Mr. Hathaway's amendment.

With the main motion having been made and amended the motion passed 6-1, with Ms. Marquardt voting no.

Item 12:

Consideration of New Construction at 1016 Benelli Park Ct. (Lot 7); Preston Shea & Chris Goldbeck, Applicants.

Ms. Hall stated that the applicants are requesting a Certificate of Appropriateness (COA) for the construction of a 2-story single family residence with attached garage at 1016 Benelli Park Ct. (Lot 7 Benelli Park). Ms. Hall stated that the item appeared before the Design Review Committee for discussion at its December 15, 2014 meeting.

Ms. Hall stated that Staff recommends approval with conditions of the proposed new construction of the principal structure with attached garage with the following:

1. The applicants must provide additional information about the foundation height/finished floor elevation proposed for the structure. The foundation height must be consistent with that of adjacent structures.
2. As a condition of approval, any deviation from the overall height proposed (33'-1"), foundation height, or finished floor elevation as approved within this application, due to grading or otherwise, must be submitted to the Preservation Planner or the Planning Director for review and approval prior to construction.
3. All windows must be wood and consist of a historic profile and dimension. As a condition of approval, window and garage door specifications must be submitted to the Preservation Planner for review and approval prior to issuance of a building permit.
4. Unless otherwise approved by the Historic Zoning Commission, the applicants must remove the oriel windows on the front elevation for consistency with the *Guidelines* (p.62, #2).
5. As a condition of approval, the applicants must utilize simple square or round porch columns with a minimum of 8 inches and a maximum of 12 inches in diameter for consistency with the *Guidelines* (p.63, #12).
6. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit. Foundation height surveys may be required at the time of building permit review to ensure compatibility with the height and massing conditions set forth within the project's corresponding Certificate of Appropriateness. Any additional changes and/or proposed changes to the HZC-approved plans must be returned to the HZC for review and approval.
7. A scaled set of elevations notating the following must be submitted to the Preservation Planner prior to issuance of a building permit:
 - Finished floor elevation;
 - Overall building height for the principal structure and attached garage;
 - Foundation height with proposed/conceptual grading along the front property line to the foundation of the house, and proposed/conceptual grading along the front façade of the house (if such information cannot be provided, foundation height details should be given for the largest and smallest foundation heights envisioned for the site); and
 - All approved building materials, including porch steps.

Mr. Goldbeck stated the builder will do the survey foundation. Mr. Goldbeck stated he would like to address the windows and craftsman columns. Mr. Goldbeck stated he feels the oriel windows and craftsman columns improve the overall appearance of the house.

Mr. Shea stated he would agree with that.

Chairwoman Besser requested to know if anyone in the audience requested to speak on this item, and no one did.

Mr. Thompson stated those windows and columns have been around forever and asked why staff stated that they are not appropriate here.

Ms. Hall explained they were not appropriate in this location and surrounding homes in the neighborhood due to the guidelines' recommendation for simpler infill detailing.

After discussion Mr. Hathaway moved that the Franklin Historic Zoning Commission approve with conditions Project PL #5764 except without conditions four oriel windows and condition five concerning craftsman columns. Mr. Womack seconded the motion, and the motion passed with Ms. Marquardt and Ms. Nesbitt voting no (4-2).

Item 13:

Items Approved by the Preservation Planner on Behalf of the Historic Zoning Commission, pursuant to the *Historic District Design Guidelines*

- Signage at 232 5th Ave. N.; Jason Collins, Applicant.

Item 14:

Recommendation Request: Consideration of Submittal of Nomination of Glass Mounds Discontiguous Archaeological District to the National Register of Historic Places.

Mr. Thompson moved to recommend approval for the nomination to the National Register. Ms. Marquardt seconded the motion, and the motion passed 6-0.

Item 15:

Other Business.

Ms. Hall noted DRC would be held on Tuesday due to the city offices being closed for MLK day.

Item 16:

Adjourn

With no further business, the meeting was adjourned at 7:00 p.m.

Acting Secretary